

# For Sale/Lease

1,938 SF of Retail Near Notre Dame, IN



## 202 North Dixie Way

Roseland, IN, 46637

The 1938 square foot retail shop at 202 N Dixie Way presents the opportunity for a standalone building on highly trafficked IN-933 in close proximity to the University of Notre Dame, Saint Mary's College, Holy Cross College, and Downtown South Bend. This building was formerly a pet shop, and features open showroom, single restroom, breakroom, and closet areas.

### Highlights

- Corner location on highly trafficked IN-933
- Dedicated pylon signage
- Surface parking lot
- Property is serviced by a sprinkler system

|                |                            |
|----------------|----------------------------|
| Sale Price     | \$195,000                  |
| Lease Rate     | Contact Broker for Details |
| Available SF   | 1,938 SF                   |
| Lot Size       | 0.22 AC                    |
| Utilities      | Municipal water & sewer    |
| Zoning         | B-Business (County)        |
| Traffic Counts | 20,531 AADT (IN-933)       |

**Matt Wetzel**  
Senior Vice President  
mwetzel@bradleyco.com  
574.970.9006

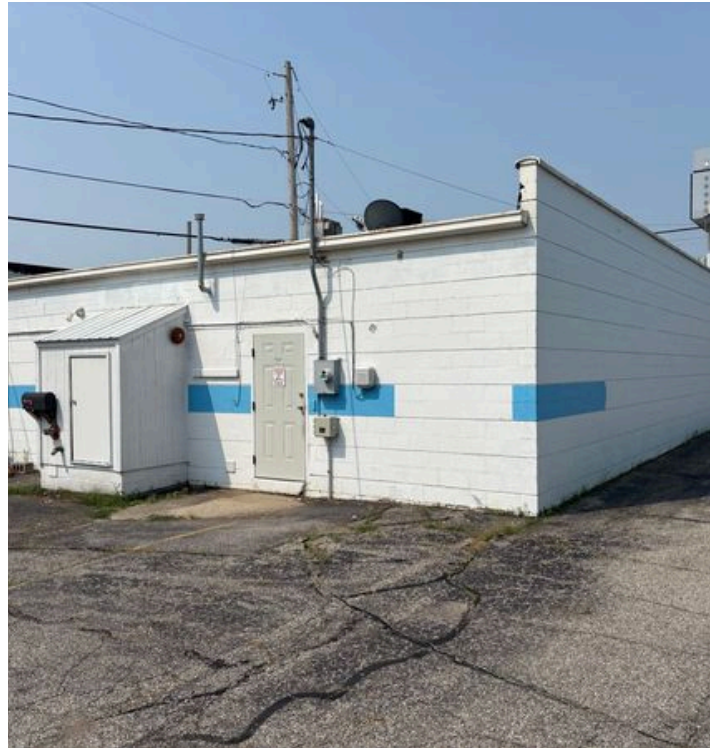
**Brendan Bradley**  
Senior Broker  
bbradley@bradleyco.com  
574.850.4927

**Nikki Nickell**  
Broker  
nnickell@bradleyco.com  
574.213.5605

[www.bradleyco.com](http://www.bradleyco.com)

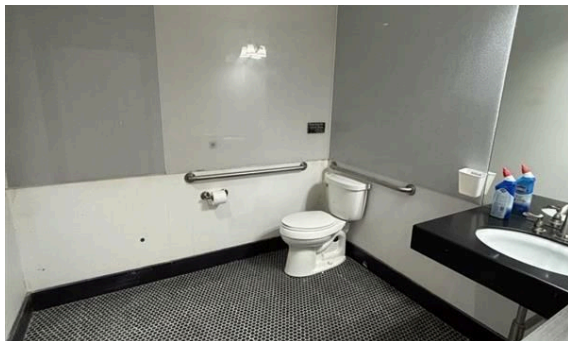
# For Sale

202 North Dixie Way, Roseland, IN 46637



# For Sale

202 North Dixie Way, Roseland, IN 46637



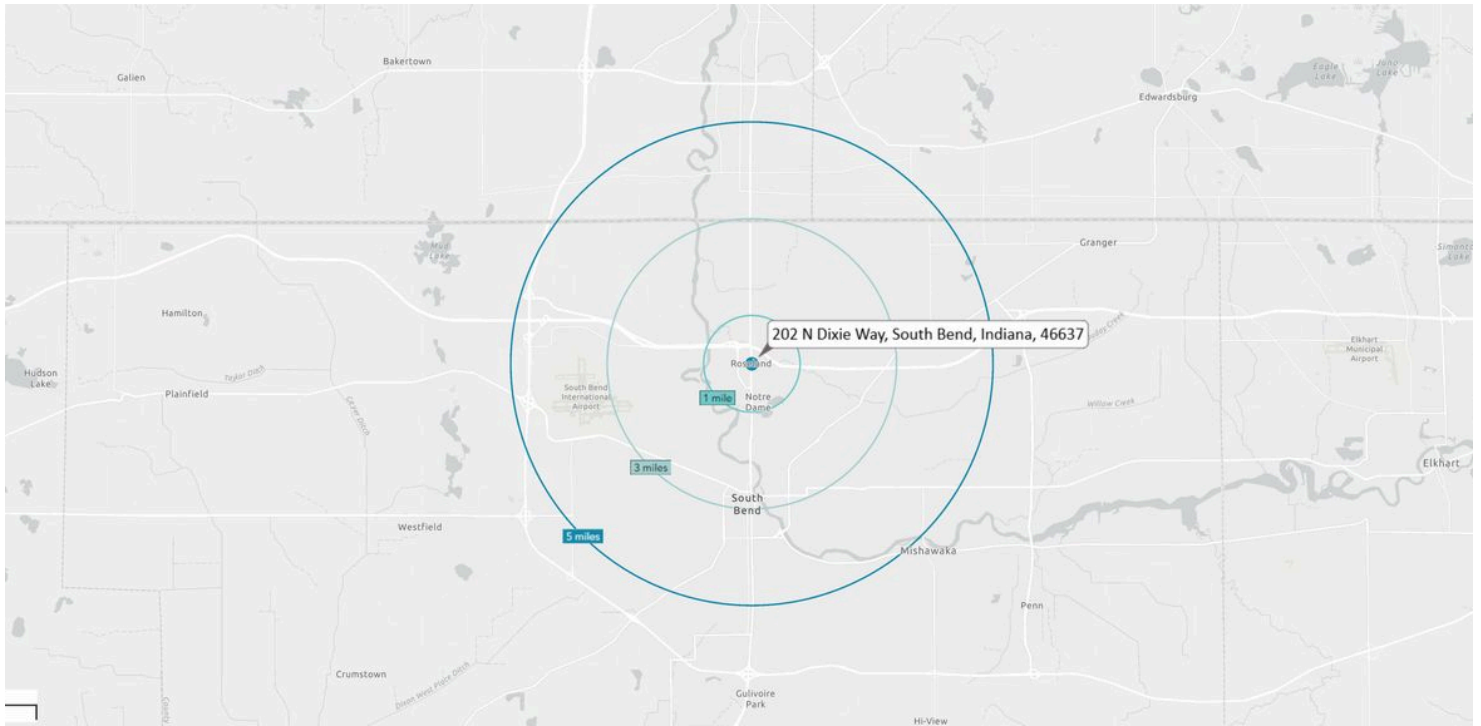
# Aerial Map

202 North Dixie Way, Roseland, IN 46637



# Demographics

202 North Dixie Way, Roseland, IN 46637



## Demographics

|                      | 1 Miles   | 5 Miles   | 10 Miles  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 4,063     | 66,025    | 156,391   |
| Average Age          | 40        | 37        | 38        |
| Average Age (Male)   | 43        | 37        | 37        |
| Average Age (Female) | 40        | 38        | 39        |
| Total Households     | 1,356     | 24,759    | 61,348    |
| # of Persons per HH  | 3         | 2.7       | 2.5       |
| Average HH Income    | \$85,603  | \$79,909  | \$82,164  |
| Average House Value  | \$217,643 | \$220,659 | \$213,230 |